



# *Town of Brookline*

## *Massachusetts*

### **Planning Board**

Town Hall, 3<sup>rd</sup> Floor  
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Brookline, MA 02445  
(617) 730-2130 Fax (617) 730-2442

Linda K. Hamlin, Chairman  
Steven A. Heikin, Clerk  
Robert Cook  
Blair Hines  
Sergio Modigliani  
Matthew Oudens  
Mark J. Zarrillo

## **BROOKLINE PLANNING BOARD MEETING MINUTES**

**Town Hall, Room 111**

**September 14, 2016 – 8:15 a.m.**

**Board Present:** Linda Hamlin, Steven Heikin, Sergio Modigliani, Mark Zarrillo

**Staff Present:** Andy Martineau

Linda Hamlin called the meeting to order.

### **SIGN & FAÇADE REVIEW**

**432 – 438 Harvard Street** – Install new façade signs for Aborn True Value. Pct. 9

Andy Martineau described the proposal to install new façade signs on currently blank sign bands. Andy noted that this proposal is similar to one from a few years ago where the applicant was proposing similar signs that were larger than what is currently being proposed.

Several Board members suggested reducing the height of the capital letters in Hardware” and “Housewares” signs to 13” and to proportionally reduce the height of the lower case letters.

Sign maker, Bob Thompson, stated that this should not be a problem.

Linda Hamlin motioned to approve.  
Mark Zarrillo seconded the motion.

**After discussion, the Board (4-0) unanimously**

**VOTED: to approve the plans by Jim Did It Sign Co., dated 9/14/16, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit revised final sign plan reflecting the requested changes above and showing all letter dimensions, subject to the review and approval of the Assistant Director or Regulatory Planning or designee.
2. Any future window and door signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

**21 Longwood Avenue** – Install channel letters for Brookline Dental Associates Pct. 3

Andy Martineau described the proposal to install new stud-mounted channel letters.

Several Board members commented that the height dimension does not appear to be accurate.

The Board briefly debated the size of the “D” in dental and decided that it is proportional to the building

Linda Hamlin motioned to approve.  
Sergio Modigliani seconded the motion.

**After discussion, the Board (4-0) unanimously**

**VOTED: to approve the plans by the Sign Center dated, August 16, 2016, subject to the following conditions:**

1. Prior to the issuance of a building permit, the applicant shall submit three copies of the final plans, confirming all letter dimensions and sign heights, subject to the review and approval of the Assistant Director of Regulatory Planning or designee.
2. Any future window or door signage, including hours of operation and contact information, is subject to the review and approval of the Assistant Director of Regulatory Planning or designee

**392 – 396 Harvard Street** – Renovate, repair and alter the building facade. Pct. 9

Andy Martineau described the proposal to install a new window system and to replicate the dimensions of the transom windows, but not the appearance. Andy stated that the applicant had previously been approved for several renovations, but is proposing to modify their proposal.

The Board stated that they approve of relocating one of the doors, but do not approve of the applicant's proposal to install a new window system and glass that does not replicate the detail of the transom windows.

Project Architect, Miriam Spear, stated that the transom windows are not in good shape and that they would need to be refurbished and the new window system would need to be modified to accommodate them. Miriam also stated that the transoms have no thermal value.

The Board stated that they would like the applicant to further investigate options and associated costs for integrating the transoms into the new window system either as the actual windows used or as an ornamental treatment.

The Board requested that the applicant return with their proposed solution for the transoms.

**CASE CONTINUED**

**MEETING ADJOURNED.**

**Materials Reviewed During Meeting:**

Staff Reports, Plans, Designs, Material Samples and Mockups